

140.0

Map

0005

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 911,600 /

USE VALUE: 911,600 /

ASSESSed: 911,600 /

Total Card /

Total Parcel

911,600

911,600

911,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73 -75		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Owner 1:	HAMERLY JESSICA JANE
Owner 2:	
Owner 3:	
Street 1:	75 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	HAMERLY JOANNE M -
Owner 2:	VANKANAN IRENE -
Street 1:	135 WALKER POND ROAD
Twn/City:	STURBRIDGE
St/Prov:	MA
Postal:	01566

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2358 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	70.	1.08	8									407,401						407,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5400.000	499,900	4,300	407,400	911,600
Total Card	0.124	499,900	4,300	407,400	911,600
Total Parcel	0.124	499,900	4,300	407,400	911,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	386.60	/Parcel:	386.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	499,900	4300	5,400.	407,400	911,600	911,600	Year End Roll	12/18/2019
2019	104	FV	372,500	4300	5,400.	407,400	784,200	784,200	Year End Roll	1/3/2019
2018	104	FV	372,500	4300	5,400.	360,800	737,600	737,600	Year End Roll	12/20/2017
2017	104	FV	349,100	4300	5,400.	302,600	656,000	656,000	Year End Roll	1/3/2017
2016	104	FV	349,100	4300	5,400.	302,600	656,000	656,000	Year End	1/4/2016
2015	104	FV	310,500	4300	5,400.	261,900	576,700	576,700	Year End Roll	12/11/2014
2014	104	FV	310,500	4300	5,400.	253,200	568,000	568,000	Year End Roll	12/16/2013
2013	104	FV	323,300	4300	5,400.	240,900	568,500	568,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMERLY JOANNE	73279-481	1	9/13/2019	Family	600,000	No	No		
HAMERLY JOANNE/	73279-479	1	9/13/2019	Convenience	99	No	No		
HAMERLY JOANNE	31767-281		4/2/2000	Convenience	1	No	No		
	7601-255		1/1/1901			No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMERLY JOANNE	73279-481	1	9/13/2019	Family	600,000	No	No		
HAMERLY JOANNE/	73279-479	1	9/13/2019	Convenience	99	No	No		
HAMERLY JOANNE	31767-281		4/2/2000	Convenience	1	No	No		
	7601-255		1/1/1901			No	No	N	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMERLY JOANNE	73279-481	1	9/13/2019	Family	600,000	No	No		
HAMERLY JOANNE/	73279-479	1	9/13/2019	Convenience	99	No	No		
HAMERLY JOANNE	31767-281		4/2/2000	Convenience	1	No	No		
	7601-255		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2020	1003	Insulate	6,027	C				
6/28/2016	895	Wood Dec	11,000					rebuild wdk
12/28/2004	1207	Siding	15,200					12 windows

ACTIVITY INFORMATION

Date	Result	By	Name
1/2/2020	SQ Returned	JO	Jenny O
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	201	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
3/12/2005	External Ins	BR	B Rossignol
11/22/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

